122, 1555 Falconridge Drive NE
Calgary, Alberta

MLS # A2160550

$280,000

Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,208 sq.ft.	**Age:**	1980 (44 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 406
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C1 d38
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

Welcome to this charming row townhouse in the vibrant community of Falconridge. Perfect for first-time homebuyers or a valuable addition to your rental portfolio, this property offers a functional layout with a cozy kitchen and eating area on the main floor, along with a spacious living room and a convenient 2-piece bathroom. Step outside through the sliding patio doors to a private, fenced, west-facing yard—ideal for enjoying sunny afternoons. Upstairs, you’ll find three comfortable bedrooms and a 4-piece bathroom. The basement houses the washer and dryer and provides a generous family room, perfect for additional living space or storage. This unit includes an outdoor parking stall with a plug-in, essential for those chilly winter months. Located close to transit, schools, playgrounds, shopping, and just a short drive to the ring road, this home offers easy access to all the amenities and quick routes around the city. Don't miss this opportunity!